

HB6590 AN ACT CONCERNING CERTAIN PROTECTIONS FOR GROUP AND FAMILY CHILD CARE HOMES

I URGE YOU TO OPPOSE THIS BILL:

To the Honorable Legislators of Connecticut and those serving on the Housing Committee;

This bill proposes that if a tenant in a multi-family home wishes to operate a child care business in their rented unit the housing provider cannot object or in any way restrict the operation. Further, the bill requires a lead exposure test without assigning responsibility for cost of the test and impact of any findings.

If adopted this bill will cause undue hardship, loss of good tenants and harm by;

1. Increased and disruptive foot and vehicle traffic to and from the apartment.
2. Increased noise (running, playing, crying) and disruption of the peace and harmony expected by other tenants needing to sleep or work from home.
3. Require secure yard and play areas unsuited for most urban lots.
4. Promote traffic and parking issues during drop-off and pick-up times because most urban lots have limited parking thereby creating safety concerns and disrupting other tenants.
5. Creating tension between tenant and neighbors because of the disruptions.
6. Loss of good tenants above, below or adjacent the child care home.
7. Create undue maintenance, repair, wear & tear beyond normal tenancy.
8. Increased utility cost.
9. Increased building owner insurance costs.
10. Impose lead exposure testing cost on the landlord not previously required.
11. Does not identify the extent to which a landlord vs. the tenant becomes responsible for the cost of lead exposure remediation not otherwise required except for the mandate to allow a child care business in the home.

Further, the proposed strips regulatory authority from municipalities regarding child care businesses without consideration of their impact to neighborhoods.

This bill allows a tenant to impose an alleged right to run a business out of their unit to the detriment of other tenant's right to a peaceful home.

For these reasons, I urge you to oppose this bill.

Respectfully,

Paul Januszewski, Housing Provider